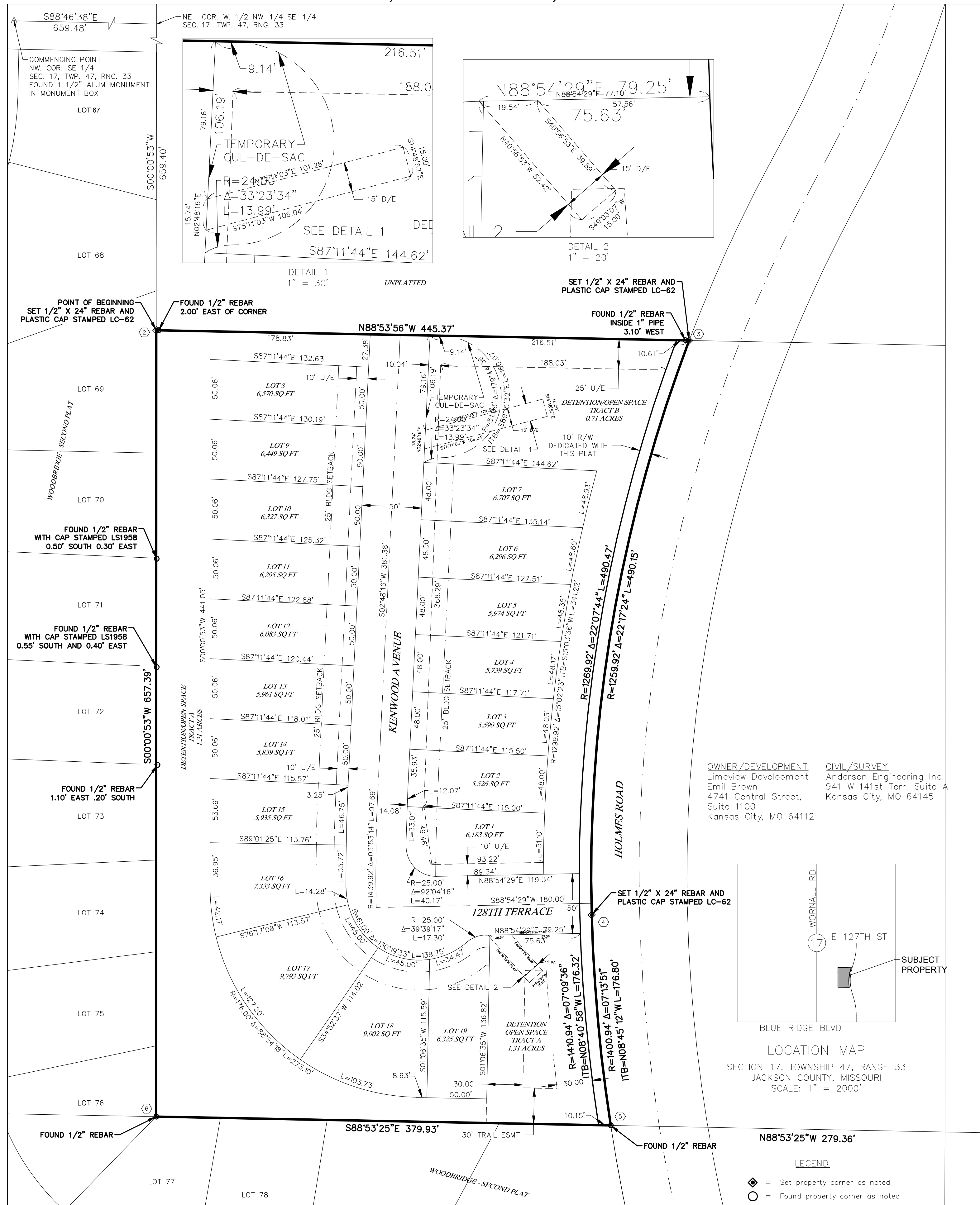
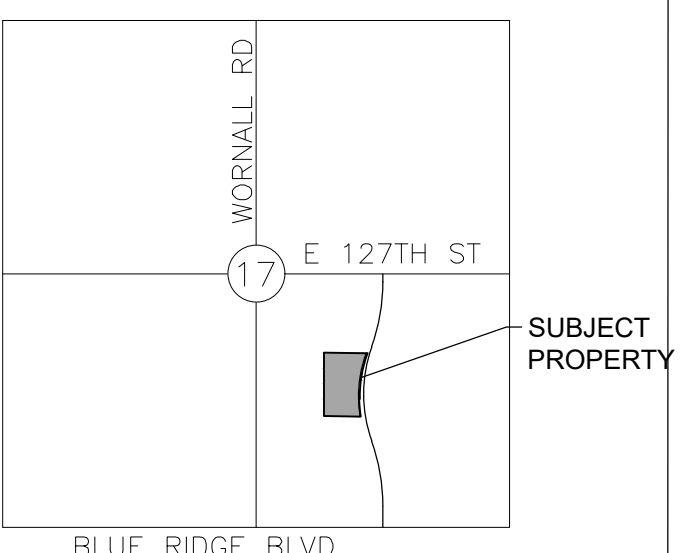


**FINAL PLAT**  
**LIMEVIEW**  
 PART OF THE SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 47, RANGE 33  
 KANSAS CITY, JACKSON COUNTY, MISSOURI



**OWNER/DEVELOPMENT**  
 Limeview Development  
 Emil Brown  
 4741 Central Street,  
 Suite 1100  
 Kansas City, MO 64112

**CIVIL SURVEY**  
 Anderson Engineering Inc.  
 941 W 141st Terr. Suite A  
 Kansas City, MO 64145



**LEGEND**  
 ◆ = Set property corner as noted  
 ○ = Found property corner as noted

**SURVEYED DESCRIPTION**  
 All that part of the Southeast Quarter of Section 17, Township 47, Range 33, in the city of Kansas City, Jackson County, Missouri being more particularly described as follows: Commencing at the northwest corner of said Southeast Quarter of Section 17, thence along the north line of the Southeast Quarter of said Section 17, South 88 degrees 46 minutes 38 seconds East, a distance of 659.48 feet to the intersection of said north line of the Southeast Quarter of said Section 17 and the east line of Woodbridge 2nd plat, a subdivision in the city of Kansas City, Jackson County, Missouri and its northerly prolongation; thence along the east line of said Woodbridge 2nd plat and its northerly prolongation, South 00 degrees 00 minutes 53 seconds West, a distance of 659.40 feet to the northeast corner of said Woodbridge 2nd Plat and said point also being the point of beginning; thence continuing along the east line of said Woodbridge 2nd plat, South 00 degrees 00 minutes 53 seconds West, a distance of 657.39 feet; thence continuing along the east line of said Woodbridge 2nd plat, South 88 degrees 53 minutes 25 seconds East, a distance of 379.93 feet to a point of curvature and said point also being on the westerly right-of-way line of Holmes Road; thence on a curve to the right, having a radius of 1400.94 feet, a central angle of 07 degrees 13 minutes 51 seconds, an initial tangent bearing of North 08 degrees 45 minutes 12 seconds West, an arc distance of 176.80 feet; thence continuing along the westerly right-of-way line of Holmes Road, on a curve to the right, having a radius of 1259.92 feet, a central angle of 22 degrees 17 minutes 24 seconds, an arc distance of 490.15 feet, thence North 88 degrees 53 minutes 56 seconds West, a distance of 445.37 feet to the point of beginning. The above described tract contains 252,210 square feet, 5.79 acres.

**PLAT DEDICATION**  
 The undersigned proprietors of the above described tract of land have caused the same to be subdivided in the manner shown on the accompanying plat, which subdivision shall be hereafter known as "LIMEVIEW".

**STREET DEDICATION**  
 Streets shown hereon and not heretofore dedicated for public use as street right-of-way are hereby dedicated.

**EASEMENT DEDICATION**  
 An easement is hereby granted to Kansas City, Missouri, for the purpose of locating, constructing, operating, and maintaining facilities for water, gas, electricity, sewage, telephone, cable tv and surface drainage, and grading, including, but not limited to, underground pipes and conduits, pad mounted transformers, services pedestals, any or all of them upon, over, under and along the strips of land designated utility easements (U/E), provided that the easement granted herein is subject to any and all existing easements, any utilities located within the designated utility easements, by virtue of their existence, do hereby covenant, consent, and agree that they shall be subordinate to said public right of way in the event that additional public right of way is dedicated over the location of the utility easement. Where other easements are designated for a particular purpose, the use thereof shall be limited to that purpose only, all of the above easements shall be kept free from any and all obstructions which would interfere with the construction or reconstruction and proper, safe and continuous maintenance of the aforesaid uses and specifically there shall not be built thereon or thereover any structure (except driveways, paved areas, grass, shrubs and fences) nor shall there be any obstruction to interfere with the agents and employees of Kansas City, Missouri, and its franchised utilities from going upon said easement and as much of the adjoining lands as may be reasonably necessary in exercising the rights granted by the easement, no excavation or fill shall be made or operation of any kind or nature shall be performed which will reduce or increase the earth coverage over the utilities above stated or the appurtenances thereto without a valid permit from the department of public works as to utility easements, and/or written approval of the director of water services as to water main easements. A perpetual, non-exclusive easement on, over and across the areas shown as Drainage Easement (D/E), for the sole purpose of installing, using, operating, maintaining, repairing and replacing drainage facilities as may be necessary.

**RIGHT OF ENTRANCE**  
 The right of entrance and egress in travel along any street or drive within the boundaries of the property is hereby granted to Kansas City, Missouri, for the purpose of fire and police protection, maintenance of water mains, sanitary and storm sewer lines, collection of garbage and refuse and to the United States Postal Services for the delivery of mail; provided, however, such right of ingress and egress does not include any obligation to contribute for any damage to any private street or drive by virtue of the exercise of the rights stated herein and specifically, neither Kansas City, Missouri nor the U.S. Postal Service shall incur any liability by virtue of the exercise of such rights.

**FLOOD ZONE DESIGNATION**  
 This area is shown as Flood Zone X, area of minimal flood hazard, per FEMA National Flood Insurance Program Map Number 29095C0389G, Affective date January 20, 2017.

**STREET GRADES**  
 The street grades for Kenwood Avenue and 128th Terrace were established by the subdivision plat of LIMEVIEW, as shown hereon.

**STREET DEDICATION**  
 Streets shown hereon and not heretofore dedicated for public use as street right-of-way are hereby dedicated.

**MAINTENANCE OF TRACTS**  
 Tracts A and B are to be used for detention and open space and shall be maintained by the owners of the lots, tracts, and parcels shown within this plat pursuant to Covenant to Maintain Storm Water Detention and BMP Facilities recorded simultaneously with this plat.

**PARKLAND DEDICATION**  
 Tract A will include 390 LF of trail and is to be credited per 88-408-H to satisfy the parkland dedication requirements for 19 units pursuant to Section 88-408-E of the Zoning and Development Code. A total of 0.422 acres are required to satisfy the parkland requirements for this final plat. 368 LF of 8' concrete trail is required for this plat per City Ordinance #330346.

In testimony whereof, I have caused these presents to be signed by, Emil Brown Managing Member, this \_\_\_\_ day of \_\_\_\_\_, 2023

By: Emil Brown, Managing Member  
 STATE OF \_\_\_\_\_  
 COUNTY OF \_\_\_\_\_

BE IT REMEMBERED that on the \_\_\_\_ day of \_\_\_\_\_, 2023, before me, the undersigned, a notary public in and for the County and State aforesaid, came, to me personally known, who being by me duly sworn did say that he is the Managing Member of, a Missouri company, and that said instrument was signed on behalf of said company and that \_\_\_\_\_ acknowledged said instrument to be the free act and deed of said company.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal, the day and year last above written.

My commission expires: \_\_\_\_\_ Notary Public

CITY PLAN COMMISSION PUBLIC WORKS

Approved Date: \_\_\_\_\_  
 Case Number: \_\_\_\_\_  
 Michael J. Shaw  
 Director

COUNCIL  
 This is to certify that the within Plat was duly submitted to and approved by the Council of Kansas City, Missouri, by Ordinance \_\_\_\_\_ duly authenticated as passed this \_\_\_\_ day of \_\_\_\_\_, 20\_\_.

Mayor Quinton Lucas City Clerk Marilyn Sanders

Vincent E. Brice  
 Jackson County Assessment Department

50 25 0 50  
 1" = 50'

MISSOURI STATE PLANE COORDINATE TRAVERSE					
STATION	GRID BEARING	PLAT BEARING	DISTANCE	NORTHING	EASTING
1	N05°02'54"W	N05°33'01"W	1,332.982	301496.041	842490.018
2	S85°34'30"E	S88°53'56"E	135.736	302822.584	842372.830
3		R=384.02	149.384	302812.111	842508.173
4		R=427.01	53.884	302667.426	842474.913
5				302613.600	842476.617
6	N85°33'58"W	N88°53'25"W	115.792	302622.552	842361.161
	N03°20'20"E	N00°00'53"E	200.354	301496.041	842490.018
					POINT OF BEGINNING

All bearings and coordinates shown are based on the Missouri State plane Grid System, NAD 83, West Zone, using a combined Grid factor of 0.9999044. Bearing system has been rotated 03°19'27" per the recorded plat Woodbridge Second Plat. All distances are Grid distances, and all distances and coordinates are in meters.

**SURVEYOR'S CERTIFICATE**  
 I hereby certify that the plat of "LIMEVIEW" is based on an actual survey made by me or under my direct supervision and that said survey meets or exceeds the current Missouri Standards for Property Boundary Surveys defined in 20 CSR 2030-16 and jointly established by the Missouri Board for Architects, Professional Engineers, Professional Land Surveyors and Landscape Architects and the Missouri Department of Agriculture, Land Survey Division to the best of my professional abilities, knowledge and beliefs. I further certify that I have complied with all statutes, ordinances and regulations governing the practice of surveying and plotting of subdivisions to the best of my professional knowledge and belief.

**COUNTY RECORDING INFORMATION**  
 Plat Dedication: Reserved for County Recording Stamp  
 LIMEVIEW  
 Private Open Space Dedication:  
 0.25 acres  
 Record As:  
 Plat

03/21/2024  
 Date Samuel J. DePriest  
 Missouri P.L.S. No. 2013000041  
 Anderson Engineering

LAND USE	SQUARE FEET	ACRES
RESIDENTIAL	123,838	2.84
STREET	33,631	0.77
TRACT A	57,197	1.31
TRACT B	30,877	0.71
RIGHT OF WAY TO BE DEDICATED	6,669	0.15
TOTAL	252,212	5.79

**ANDERSON ENGINEERING**  
 EMPLOYEE OWNED

**AE**

SURVEYORS • LABORATORIES • DRILLING  
 941 W 141ST TERR. STE. A • KANSAS CITY, MO 64146 • PHONE (816) 777-9400  
 A LICENSED MISSOURI ENGINEERING & SURVEYING CORPORATION - LC 02

NO.	REVISIONS	DESCRIPTION	DRAWING INFO.	
			DATE	BY
1		Revised per City comments dated 03.14.2024	AS	SD
			SD	LC-62
			DATE:	07/20/2023
			ISSUED FOR:	
			JOB NUMBER:	
			NE COA NO.	

LIMEVIEW DEVELOPMENT  
**LIMEVIEW FINAL PLAT**  
 12800 HOLMES ROAD, KANSAS CITY, MISSOURI

STATE OF MISSOURI  
 SAMUEL J. DEPRIEST  
 NUMBER PLS-2013000041  
 PROFESSIONAL LAND SURVEYOR

SHEET NUMBER  
 1 OF 1